



4 Cedar Close, Quadring, PE11 4GP

£325,000

- Nearly new detached bungalow in the desirable village of Quadring.
- Quiet cul-de-sac location offering peace and privacy.
- Spacious lounge and stylish kitchen-diner with modern finishes.
- Three bedrooms, including bedroom one with en-suite shower room.
- Beautifully landscaped gardens with manicured lawns, sandstone patios, and planted borders.
- Presented in immaculate condition with tasteful upgrades throughout.

Immaculate Detached Bungalow in Sought-After Village Location.

Nestled in a peaceful Quadring cul-de-sac, this nearly new detached bungalow is presented in pristine condition with tasteful upgrades throughout. The well-planned accommodation includes an inviting entrance hall, a spacious lounge, and a stylish kitchen-diner perfect for modern living. Three generous bedrooms include a principle bedroom with en-suite, complemented by a contemporary shower room. Outside, beautifully landscaped gardens feature manicured lawns, sandstone patios, and vibrant planted borders, offering an ideal space for relaxation and entertaining.

Entrance Hall



Composite glazed entrance door. LVT flooring. Skimmed ceiling. Recessed spot lighting. Loft access. Anthracite vertical column radiator. Built in cupboard with fitted shelf and hanging rail. Further built in cupboard with electric consumer unit and fitted shelving.

Lounge 19'1" x 12'1" (5.82m x 3.70m)



PVC double glazed French doors to rear and window to side. Skimmed ceiling. Recessed spot lighting. Anthracite vertical column radiator.



Kitchen 10'9" x 18'10" (3.28m x 5.75m)



PVC double glazed windows to rear and side. Door to side. Skimmed ceiling. Recessed spot lighting. LVT flooring. Anthracite vertical column radiator. Fitted with a matching range of base and eye level units with solid wood work surfaces and tiled splash backs. Five ring gas hob with extractor hood over. Twin ovens. Integrated fridge/freezer. Integrated dishwasher. Space and plumbing for washing machine.



Bedroom 1 10'5" x 11'5" (3.18m x 3.49m)



PVC double glazed window to front. Skimmed ceiling. Anthracite vertical column radiator. Door to en-suite.



En-suite 3'10" x 8'10" (1.18m x 2.70m)



Skimmed ceiling with recessed spot lighting. Extractor fan. LVT flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted tiled shower enclosure with glass sliding door and chrome thermostatic bar shower. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Bedroom 2 12'3" x 11'9" (3.75m x 3.60m)



PVC double glazed window to front. Skimmed ceiling. Anthracite vertical column radiator.



Bedroom 3 10'5" x 8'0" (3.20m x 2.46m)



PVC double glazed window to rear. Skimmed ceiling. Anthracite vertical column radiator.

Shower Room



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. LVT flooring.

Chrome wall mounted heated towel rail. Shaver point. Fitted tiled shower enclosure with glass sliding door and chrome thermostatic bar shower. Close couple toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.



Outside



The property can be found to the end of a quiet cul de sac of 6 bungalows and has been well landscaped to include a lawn area. Block paved driveway. Parking for up to two vehicles leading to the single garage.

Sandstone pathway leads through the side gate to the rear garden which is enclosed by timber fencing. Laid to lawn with sandstone patio area. Gravel area. Outside lighting. Timber storage shed. Outside power socket. Cold water tap.



Garage 16'1" x 8'11" (4.91m x 2.73m)

Vehicular door to front. Power and light connected. Mains gas central heating boiler.

Property Postcode

For location purposes the postcode of this property is: PE11 4GP

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Main

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B82

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

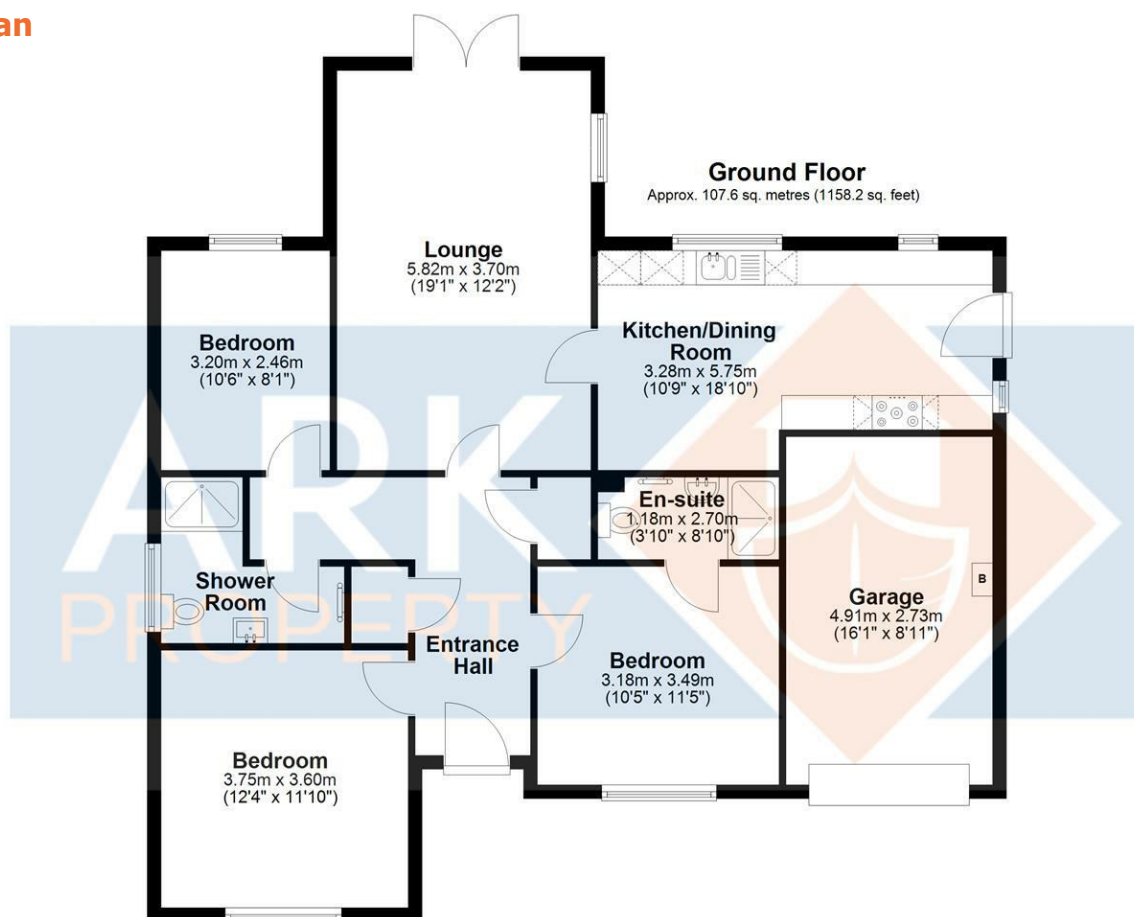
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



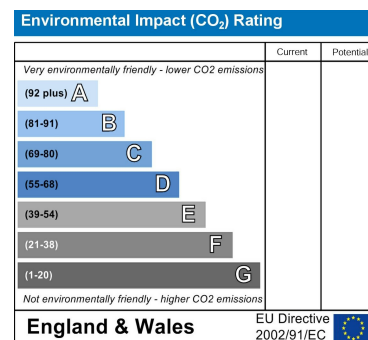
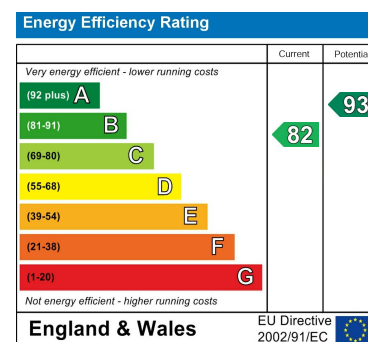
Total area: approx. 107.6 sq. metres (1158.2 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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